MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, WALTER SMALLS,

MARGARET SMITH, JOHN LESTER, SAM ALTMAN STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, VANESSA ELLINGTON

**AGENDA BOARD OF ZONING APPEALS-ZONING** AUGUST 2, 2016 5:<del>15-21</del> P.M. 2 GEORGE STREET 6:50 P.M. Α. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781. 1. No Deferred Applications. В. **New Applications:** 1. 865 DUNHAM ST. (DANIEL ISLAND) APP. NO. 168-02-B1 (275-06-02-052) Request reconsideration of the Board's decision on June 21, 2015. Request variance from Sec. 54-283 (Daniel Master Plan) to allow construction of a single-family residence with portions of the building footprint encroaching into the required 10-ft. setback from the visual buffer zone. Zoned DI-R. Owners-Doug & Athezia Hangh/Applicant-Joel Adrian APPROVED 0 WITHDRAWN XX DISAPPROVED DEFERRED 0 MOTION: Withdrawn. MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_ VOTE: FOR \_\_\_\_ AGAINST \_\_\_\_ 2. 342 KING ST. (457-04-02-011) APP. NO. 168-02-B2 Request special exception under Sec. 54-220 to allow a 3-unit accommodations use in a GB-A (General Business-Accommodations) zone district. Request variance from Sec. 54-317 to allow a 3-unit accommodations use without required parking spaces (2 spaces required). Zoned GB-A. Owner-Mike Jennings/Applicant-Neil Stevenson Architects APPROVED 0 WITHDRAWN 0 DISAPPROVED 0 DEFERRED XX MOTION: Deferred. MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_ AGAINST \_\_\_ APP. NO. 168-02-B3 3. 289-291 KING ST. (457-04-04-105,309-320) Request special exception under Sec. 54-220 to allow an 11-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Request special exception under Sec. 54-220 to allow an 11-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Request variance from Sec. 54-317 to allow an 11-unit accommodations use without required off-street parking spaces (8 spaces required).

Owner-King & Society Real Estate/Applicant- Neil Stevenson Architects

APPROVED 0 WITHDRAWN 0

DISAPPROVED XX DEFERRED 0

MOTION: Disapproval.

MADE BY: M.Smith SECOND: W.Smalls VOTE: FOR 6 AGAINST 0

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4. 180 EAST BAY ST. (FRENCH QUARTER) APP. NO. 168-02-B4 (458-09-02-027) Request special exception under Sec. 54-220 to allow an 18-unit accommodations use in a GB-A (General Business-Accommodations) zone district. Request variance from Sec. 54-306 to allow construction of a building with a maximum height of 56-ft. in the Old City Height district 55/30. Zoned GB-A. Owner-Vic Brandt/Applicant- Neil Stevenson Architects APPROVED 0 WITHDRAWN 0 DISAPPROVED DEFERRED XX MOTION: Deferred. MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_ VOTE: FOR \_\_\_\_ AGAINST \_\_\_\_ 5. 56 NUNAN ST. (WESTSIDE) (460-07-01-025) APP. NO. 168-02-B5 Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 2,021sf; 2,500sf required). Request variance from Sec. 54-301 to allow construction of a single-family residence with a 6.33-ft. west side setback a 9.5-ft. total side setback (7-ft. and 10-ft. required). Zoned DR-2F. Owner-City of Charleston HCD/Applicant-Michael Kiefer APPROVED XX WITHDRAWN 0 DISAPPROVED 0 DEFERRED 0 MOTION: Approval. MADE BY: M.Robinson SECOND: J.Lester VOTE: FOR 6 AGAINST 0 6. 720 MAGNOLIA RD. (MAGNOLIA) (418-09-00-001) APP. NO. 168-02-B6 Request use variance from Sec. 54-203 to allow an assembly space and kitchen for rent from 5pm-11pm during weekdays and from 9am-11pm on weekends in a GO (General Office) zone district. Request variance from Sec. 54-317 to allow commercial uses (office, assembly space and kitchen) without required parking spaces (93 spaces required; 60 spaces to be provided). Zoned GO. Owner-Kingfisher Investments VI, LLC/Applicant-John B. Hagerty APPROVED XX WITHDRAWN 0 DISAPPROVED 0 DEFERRED 0 MOTION: Approval. MADE BY: M.Smith SECOND: S.Altman VOTE: FOR 6 AGAINST 0 7. 1023 HARBOR VIEW RD. (LAWTON BLUFF) APP. NO. 168-02-B7 (428-16-00-014)

Request special exception under Sec. 54-206 to allow a late night establishment (restaurant/bar) with 900sf of inside patron use area and 555sf of outdoor patron use area within 500-ft. of a residential zone district.

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Zoned GB.

Owner-Thomas Read/Applicant-Mathew Garden

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval with conditions: 1) outdoor seating limited to what is shown on

plans; 2) no amplified music.

MADE BY: W.Smalls SECOND: J.Lester VOTE: FOR 6 AGAINST 0

8. 8 HANOVER ST. (EASTSIDE) (459-09-03-039)

APP. NO. 168-02-B8

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,850sf; 2,500sf required). Zoned DR-2F.

Owner-Bradley Baker/Applicant-James (Billy) Bishop, Jr.

APPROVED 0 WITHDRAWN 0

DISAPPROVED 0 DEFERRED XX

MOTION: Deferral to resolve existing ownership with heirs.

MADE BY: M.Robinson SECOND: S.Altman VOTE: FOR 6 AGAINST 0

For more information, contact the Zoning and Codes Division Office at 724-3781.

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation, please contact Janet Schumacher at (843) 577-1389 or email to <a href="mailto:schumacheri@charleston-sc.gov">schumacheri@charleston-sc.gov</a> three business days prior to the meeting.